CITY OF CHICAGO ZONING BOARD OF APPEALS FRIDAY- October 21, 2022 VIRTUAL MEETING

THE CHAIRMAN HAS DETERMINED THAT AN IN-PERSON MEETING IS NOT PRACTICAL OR PRUDENT. ACCORDINGLY, ATTENDANCE AT THIS MEETING WILL NOT HAVE A PHYSICAL LOCATION AND WILL BE BY REMOTE MEANS ONLY. INSTRUCTIONS FOR HOW TO ACCESS THIS MEETING, PROVIDE WRITTEN COMMENT AND PARTICIPATE IN PUBLIC TESTIMONY ARE PROVIDED ON THE BOARD'S WEBSITE: WWW.CHICAGO.GOV/ZBA.

VIRTUALLY PRESENT VIA TELECONFERENCE FOR ALL OR SOME PORTIONS

Brian Sanchez, Acting Chairman Zurich Esposito Ann MacDonald Sam Toia

Acting Chairman Sanchez called the meeting to order at 9:03 AM. He then designated alternate member MacDonald to fill in Angela Brook's position as a regular member. Acting Chairman Sanchez then undertook a roll call vote to establish the presence of a quorum. The hearings commenced with four members present (Acting Chairman, Esposito, MacDonald, and Toia).

Motion to approve the minutes from the September 16, 2022 regular meeting of the Zoning Board of Appeals ("Board") made by Acting Chairman. Second by Toia. Motion carried 4-0; yeas – Acting Chairman, Esposito, MacDonald, and Toia.

Motion to approve the agenda for the October 21, 2022 regular meeting of Board made by Acting Chairman. Second by Toia. Motion carried 4-0; yeas – Acting Chairman, Esposito, MacDonald, and Toia.

9:00 A.M.

Special Use Extension Request

320-21-S ZONING DISTRICT: B3-1 WARD: 34

APPLICANT: Pit Stop Lounge, LLC

OWNER: Howard Gaddis **PREMISES AFFECTED:** 902 W. 119th Street

SUBJECT: Application for a special use to establish a tavern.

Motion to approve made by Acting Chairman. Second by Toia.

Motion carried 4-0; yeas – Acting Chairman, Esposito,

MacDonald, and Toia.

Regular Call

342-22-S ZONING DISTRICT: B3-2 WARD: 28

APPLICANT: Levelz Management

OWNER: Sami Bader

PREMISES AFFECTED: 4024 W. Madison Street

SUBJECT: Application for a special use to establish a hair salon.

Motion to approve made by Acting Chairman. Second by Toia.

Motion carried 4-0; yeas – Acting Chairman, Esposito,

MacDonald, and Toia.

343-22-Z ZONING DISTRICT: RT-4 WARD: 45

APPLICANT: Timothy Kelley

OWNER: Kirkwood Investment Group, LLC

PREMISES AFFECTED: 5552-56 W. Edmunds Street

SUBJECT: Application for a variation to expand the existing floor area by 956

square feet for a proposed fourth floor addition to the existing

three-story, eight dwelling unit building.

Motion to approve made by Acting Chairman. Second by Toia.

Motion carried 4-0; yeas - Acting Chairman, Esposito,

MacDonald, and Toia.

344-22-Z ZONING DISTRICT: RS-2 WARD: 41

APPLICANT: Paul & Maureen Gutierrez

OWNER: Same as applicant

PREMISES AFFECTED: 6950 N. Oleander Avenue

SUBJECT: Application for a variation to reduce the front setback from the

required 30.60' to 26.56', combined side yard setback from 16.5' to

13.43' for a proposed second floor addition, front two-story addition, and new front porch to the existing one-story, single-

family residence.

Motion to approve made by Acting Chairman. Second by Toia.

Motion carried 4-0; yeas – Acting Chairman, Esposito,

MacDonald, and Toia.

345-22-S ZONING DISTRICT: B3-3 WARD: 7

APPLICANT: Pharoh Gentleman Spa OWNER: Gpk Properties, LLC PREMISES AFFECTED: 2672-74 E. 75th Street

SUBJECT: Application for a special use to establish a barber shop / nail salon.

Motion to approve made by Acting Chairman. Second by Toia.

Motion failed 0-4; yeas – None; nays - Acting Chairman,

Esposito, MacDonald, and Toia.

346-22-S ZONING DISTRICT: B3-3 WARD: 7

APPLICANT: Pharoh Gentleman Spa **OWNER:** GPK Properties, LLC **PREMISES AFFECTED:** 2672-74 E. 75th Street

SUBJECT: Application for a special use to establish a massage establishment.

Motion to approve made by Acting Chairman. Second by Toia. Motion failed 0-4; yeas – None; nays - Acting Chairman, Esposito, MacDonald, and Toia.

At 12:11 PM, Acting Chairman made a motion to recess until 12:20 PM. Second by Toia. Motion carried 4-0: yeas – Acting Chairman, Esposito, MacDonald, and Toia. The Board then stood in recess until 12:20 PM.

At 12:20 PM, Acting Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 4-0: yeas – Acting Chairman, Esposito, MacDonald, and Toia. The Board then reconvened at 12:20 PM.

347-22-S ZONING DISTRICT: B1-1 WARD: 32

APPLICANT: X & Z Properties, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 1359 W. Barry Avenue

SUBJECT: Application for a special use to convert and existing ground floor

commercial space to a business / live work unit in an existing

three-story, mixed-use building.

Motion to approve made by Acting Chairman. Second by Toia.

Motion carried 4-0; yeas – Acting Chairman, Esposito,

MacDonald, and Toia.

348-22-S ZONING DISTRICT: B1-2 WARD: 16

APPLICANT: Fifth Third Bank, National Association

OWNER: Scg Investments, LLC **PREMISES AFFECTED:** 2401 W. 59th Street

SUBJECT: Application for a special use to establish a single lane drive

through to serve a proposed bank.

Motion to approve made by Acting Chairman. Second by Toia. Motion carried 3-0; yeas – Acting Chairman, Esposito, and

Toia (MacDonald recused).

349-22-S ZONING DISTRICT: B3-2 WARD: 32

APPLICANT: El Magico, LLC

OWNER: Heinz partners, LLC (Series 2) **PREMISES AFFECTED:** 2145 N. Western Avenue, Unit 1 F

SUBJECT: Application for a special use to establish a barber shop.

Motion to approve made by Acting Chairman. Second by Toia.

Motion carried 4-0; yeas – Acting Chairman, Esposito,

MacDonald, and Toia.

350-22-S ZONING DISTRICT: RM-5 WARD: 20

APPLICANT: Bezalel Art Club **OWNER:** Narrow Bridge, LLC

PREMISES AFFECTED: 6028-32 S. Champlain Avenue

SUBJECT: Application for a special use to convert an existing three-story

religious assembly use into a private arts club with one artist dwelling unit on the ground floor and one dwelling unit on the

second and third floors.

Motion carried 4-0; yeas – Acting Chairman, Esposito,

MacDonald, and Toia.

351-22-Z ZONING DISTRICT: RM-5 WARD: 20

APPLICANT: Narrow Bridge, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 6028-32 S. Champlain Avenue

SUBJECT: Application for a variation to reduce the rear yard open space

required 562.64 square feet to zero to allow the conversions of an existing three-story religious assembly use building into a private arts club use with one resident artist dwelling unit on the ground

floor and one dwelling on the second and third floors.

Motion to approve made by Acting Chairman. Second by Toia.

Motion carried 4-0; yeas – Acting Chairman, Esposito,

MacDonald, and Toia.

352-22-Z ZONING DISTRICT: RT-4 WARD: 1

APPLICANT: Galiley Holding, LLC
OWNER: Same as applicant

PREMISES AFFECTED: 2820 W. Lyndale Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 30' to 2', south side setback rom 5' to zero and north and side setback from 5' to 2.67' for a proposed seven car garage in the

rear of a three-story seven dwelling unit building.

Motion to approve made by Acting Chairman. Second by Toia.

Motion carried 4-0; yeas – Acting Chairman, Esposito,

MacDonald, and Toia.

353-22-Z ZONING DISTRICT: RT-4 WARD: 1

APPLICANT: Galiley* Holding, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 2820 W. Lyndale Avenue

SUBJECT: Application for a variation to reduce the rear yard open space from

the required 456 square feet to zero for a proposed seven-car detached garage in the rear of a three-story, seven dwelling unit

building.

Motion to approve made by Acting Chairman. Second by Toia.

Motion carried 4-0; yeas – Acting Chairman, Esposito,

MacDonald, and Toia.

*Amended at hearing

354-22-Z ZONING DISTRICT: RT-4 WARD: 1

APPLICANT: Nikola Zlatkovic **OWNER:** Same as applicant

PREMISES AFFECTED: 838 N. Hermitage Avenue

SUBJECT: Application for a variation to reduce the south side setback from

3.25' to2.5' (opposite street side setback); reduce the rear setback from 39' to 4', for a proposed construction of a one-story, open stair accessing a new additional dwelling unit coach house over a new detached three-car garage accessory to the existing three-

story, four dwelling unit building.

Withdrawn

355-22-Z ZONING DISTRICT: RS-3 WARD: 48

APPLICANT: Board of Education of the City of Chicago **OWNER:** Public building Commission of Chicago

PREMISES AFFECTED: 1518 W. Granville Avenue

SUBJECT: Application for a variation to reduce the west side setback from the

required 27.6' to 6.71', for the installation of new fixed benches and bridge at a proposed artificial turf play area accessory to an

existing two and four-story school use building.

Motion to approve made by Acting Chairman. Second by Toia.

Motion carried 4-0; yeas – Acting Chairman, Esposito,

MacDonald, and Toia.

356-22-Z ZONING DISTRICT: RM-5 WARD: 43

APPLICANT: Anat Madanes

OWNER: Madanes Family Irrevocable Trust

PREMISES AFFECTED: 1810 N. Orleans Street

SUBJECT: Application for a variation to reduce the south setback from the

required 2.88' to zero (north to be 2.67'), combined side setback from 7.2' to 2.67', rear setback from 35' to 2.5' for a new side second story bay addition, new rear third story dormer additions, one side open parking space on concrete pad accessed from the alley, new 6'* tall wood fence at the existing three-story, single family residence that is being converted to a three-story with basement building by lowering the basement floor level and converting a portion of the existing attic to a habitable third story. **Motion to approve made by Acting Chairman. Second by Toia.**

Motion carried 4-0; yeas – Acting Chairman, Esposito,

MacDonald, and Toia.

At 1:48 PM, Acting Chairman made a motion to recess until 2:25 PM. Second by Toia. Motion carried 4-0: yeas — Acting Chairman, Esposito, MacDonald, and Toia. The Board then stood in recess until 2:25 PM.

At 2:25 PM, Acting Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 4-0: yeas – Acting Chairman, Esposito, MacDonald, and Toia. The Board then reconvened at 2:25 PM.

357-22-S ZONING DISTRICT: DX-5 WARD: 27

APPLICANT: The Herbal Care Center, Inc.
OWNER: 222 South Halsted, LLC
PREMISES AFFECTED: 222-24 S. Halsted Street

SUBJECT: Application for a special use to expand an existing adult use

cannabis dispensary to the basement of the existing building.

Motion to approve made by Acting Chairman. Second by Toia.

Motion carried 4-0; yeas – Acting Chairman, Esposito,

MacDonald, and Toia.

^{*}Amended at hearing

358-22-S ZONING DISTRICT: C2-1 WARD: 30

APPLICANT: After School Matters, Inc. **OWNER:** ASM QALICB, Inc.

PREMISES AFFECTED: 3401-35 N. Cicero Avenue / 4758-74 W. Roscoe Street **SUBJECT:** Application for a special use to expand an existing one-story

garage to a community center use.

Motion to approve made by Acting Chairman. Second by Toia.

Motion carried 4-0; yeas – Acting Chairman, Esposito,

MacDonald, and Toia.

359-22-S ZONING DISTRICT: B3-3 WARD: 3 APPLICANT: Andre P. Anthony d/b/a/ Success Barber Salon

OWNER: Andre Pierce Anthony

PREMISES AFFECTED: 3951 S. Dr. Martin Luther King Jr. Drive

SUBJECT: Application for a special use to establish a body art service facility

(scalp micropigmentation).

Motion to approve made by Acting Chairman. Second by Toia.

Motion carried 4-0; yeas – Acting Chairman, Esposito,

MacDonald, and Toia.

360-22-S ZONING DISTRICT: B3-2 WARD: 29

APPLICANT: Build, Inc.

OWNER: Same as applicant **PREMISES AFFECTED:** 5100 W. Harrison Street

SUBJECT: Application for a special use to expand an existing community

center with a proposed third floor addition above the gymnasium

with a fifty-three-car parking lot.

Motion to approve made by Acting Chairman. Second by Toia. Motion carried 3-0; yeas – Acting Chairman, Esposito, and

Toia (MacDonald recused).

361-22-S ZONING DISTRICT: C1-3 WARD: 30

APPLICANT: Advent Properties, LLC series 2345

OWNER: Same as applicant

PREMISES AFFECTED: 3200-08 N. Kostner Avenue

SUBJECT: Application for a special use to establish residential use below the

second floor for a proposed five-story, thirty dwelling unit building

with an attached thirty car garage.

Motion to approve made by Acting Chairman. Second by Toia.

Motion carried 4-0; yeas – Acting Chairman, Esposito,

MacDonald, and Toia.

362-22-Z ZONING DISTRICT: C1-3 WARD: 30

APPLICANT: Advent Properties, LLC Series 2345

OWNER: Same as applicant

PREMISES AFFECTED: 3200-08 N. Kostner Avenue

SUBJECT: Application for a variation to eliminate the one required loading

space for a proposed five-story, thirty dwelling unit building with

an attached thirty car garage.

Motion carried 4-0; yeas – Acting Chairman, Esposito,

MacDonald, and Toia.

363-22-S ZONING DISTRICT: DX-7 WARD: 42

APPLICANT: Rogers Park Holdings, LLC

OWNER: Chicago Title Land Trust No, 10-38108-09

PREMISES AFFECTED: 629 W. Lake Street

SUBJECT: Application for a special use to reduce the required parking spaces

from thirty-four to two for a proposed eight-story, forty-nine

dwelling unit building with ground floor retail use.

Motion to approve made by Acting Chairman. Second by Toia.

Motion carried 4-0; yeas – Acting Chairman, Esposito,

MacDonald, and Toia.

364-22-Z ZONING DISTRICT: DX-7 WARD: 42

APPLICANT: Rogers Park Holdings, LLC

OWNER: Chicago Title and land trust No. 10-38108-09

PREMISES AFFECTED: 629 W. Lake Street

SUBJECT: Application for a variation to reduce the rear setback on floors

containing dwelling units from the required 30' to 0.12' for a

proposed eight-story, forty-nine dwelling unit building with ground

floor retail use.

Motion to approve made by Acting Chairman. Second by Toia.

Motion carried 4-0; yeas – Acting Chairman, Esposito,

MacDonald, and Toia.

365-22-Z ZONING DISTRICT: RT-4 WARD: 43

APPLICANT: Dobbington, LLC+ 2610 Seminary, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 1106 W. Wrightwood Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 37.34' to 7.12' for a proposed dwelling unit above an existing attached two car garage to an existing three-story, single-family residence to be converted to a two-dwelling unit building. Motion to approve made by Acting Chairman. Second by Toia. Motion carried 3-1; yeas – Acting Chairman, MacDonald, and

Toia; nays - Esposito.

At 4:53 PM, Acting Chairman made a motion to recess until 5:00 PM. Second by Toia. Motion carried 4-0: yeas — Acting Chairman, Esposito, MacDonald, and Toia. The Board then stood in recess until 5:00 PM.

At 5:00 PM, Acting Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 3-0: yeas – Acting Chairman, Esposito, and MacDonald (Toia absent). The Board then reconvened at 5:00 PM.

366-22-Z ZONING DISTRICT: RT-4 WARD: 4

APPLICANT: EXBUD, LLC Same as applicant **PREMISES AFFECTED:** 4543 S. Ellis Avenue

SUBJECT: Application for a variation to relocate the required 390 square feet

of rear yard open space to the car port roof deck for a proposed three-story, six dwelling unit building and three car carport with

roof top deck.

Motion to approve made by Acting Chairman. Second by Toia.

Motion carried 4-0; yeas – Acting Chairman, Esposito,

MacDonald, and Toia.

367-22-Z ZONING DISTRICT: RT-4 WARD: 4

APPLICANT: EXBUD, LLC Same as applicant **PREMISES AFFECTED:** 4543 S. Ellis Avenue

SUBJECT: Application for a variation to reduce the combined side yard

setback from the required 7' to zero for a proposed three-story, six dwelling unit building and three-car carport with roof top deck.

Motion to approve made by Acting Chairman. Second by Toia.

Motion carried 4-0; yeas – Acting Chairman, Esposito,

MacDonald, and Toia.

368-22-Z ZONING DISTRICT: RT-4 WARD: 4

APPLICANT: EXBUD, LLC Same as applicant **PREMISES AFFECTED:** 4543 S. Ellis Avenue

SUBJECT: Application for a variation to increase the maximum height from

38' to 41.08' for a proposed three-story, six dwelling unit building

and a three-car carport with roof top deck.

Motion to approve made by Acting Chairman. Second by Toia.

Motion carried 4-0; yeas – Acting Chairman, Esposito,

MacDonald, and Toia.

369-22-Z ZONING DISTRICT: RT-4 WARD: 4

APPLICANT: EXBUD, LLC Same as applicant PREMISES AFFECTED: 4543 S. Ellis Avenue

SUBJECT: Application for a variation to reduce the number of required

parking spaces from six to five for a proposed three-story, six dwelling unit building and three-car carport with roof top deck.

Motion to approve made by Acting Chairman. Second by Toia.

Motion carried 4-0; yeas – Acting Chairman, Esposito,

MacDonald, and Toia.

370-22-Z ZONING DISTRICT: RT-4 WARD: 4

APPLICANT: EXBUD, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 4543 S. Ellis Avenue

SUBJECT: Application for a variation to reduce the minimum lot area from

the required 6,000 square feet to 5,740 square feet for a proposed three-story, six dwelling unit building and a three-car carport with

rooftop deck.

Motion to approve made by Acting Chairman. Second by Toia.

Motion carried 4-0; yeas – Acting Chairman, Esposito,

MacDonald, and Toia.

371-22-Z **ZONING DISTRICT: B1-1 WARD: 48**

APPLICANT: Creative Coworking, LLC **OWNER:** Valwork Properties, LLC PREMISES AFFECTED: 5940 N. Sheridan Road

SUBJECT: Application for a variation to establish a public place of

> amusement license to provide small events, room rental, ticket sales, shared workspace and meeting space which is within 125' of

a residential zoning district.

Motion to approve made by Acting Chairman. Second by Toia.

Motion carried 4-0; yeas – Acting Chairman, Esposito,

MacDonald, and Toia.

372-22-S **ZONING DISTRICT: B3-1** WARD: 1

APPLICANT: Natalie Maxwell Same as applicant **OWNER:**

PREMISES AFFECTED: 1910 N. California Avenue

Application for a special use to establish residential use below the **SUBJECT:**

> second floor for a proposed one-story, single-family residence. Motion to approve made by Acting Chairman. Second by Toia.

Motion carried 4-0; yeas – Acting Chairman, Esposito,

MacDonald, and Toia.

ZONING DISTRICT: B2-3 WARD: 30 373-22-S

Angels Club Corp. dba Marafet **APPLICANT:** Anzhela Kharlak & Rusian Oliinyk **OWNER:**

3234 N. Central Avenue PREMISES AFFECTED:

SUBJECT: Application for a special use to establish a nail salon.

Motion to approve made by Acting Chairman. Second by Toia.

Motion carried 4-0; yeas – Acting Chairman, Esposito,

MacDonald, and Toia.

ZONING DISTRICT: B3-3 WARD: 33 374-22-S

APPLICANT: Buse Acquisition, LLC Same as applicant **OWNER:**

2900 W. Belmont Avenue / 3200-10 N. Francisco Avenue PREMISES AFFECTED:

SUBJECT: Application for a special use to establish a roof top patio in

conjunction with a restaurant which is located on the first floor of

an existing three-story mixed-use building.

Motion to approve made by Acting Chairman. Second by Toia.

Motion carried 4-0; yeas – Acting Chairman, Esposito,

MacDonald, and Toia.

375-22-S ZONING DISTRICT: B3-2 WARD: 40

APPLICANT: 4911 N Western, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 4911 N. Western Avenue

SUBJECT: Application for a special use to establish residential use below the

second floor for a proposed four-story, three dwelling unit building

with a detached three car carport.

Motion to approve made by Acting Chairman. Second by Toia.

Motion carried 4-0; yeas – Acting Chairman, Esposito,

MacDonald, and Toia.

376-22-Z ZONING DISTRICT: B3-2 WARD: 40

APPLICANT: 4911 N Western Avenue

OWNER: Same as applicant

PREMISES AFFECTED: 4911 N. Western Avenue

SUBJECT: Application for a variation to reduce the minimum lot area per unit

from the required 1,000 square feet to 943.32 square feet for a proposed four-story, three dwelling unit building with detached

three-car carport.

Motion to approve made by Acting Chairman. Second by Toia.

Motion carried 4-0; yeas – Acting Chairman, Esposito,

MacDonald, and Toia.

377-22-S ZONING DISTRICT: B3-2 WARD: 12

APPLICANT: The Spot Spa

OWNER: Cardenas Property Holdings, LLC

PREMISES AFFECTED: 2827 W. Cermak Road

SUBJECT: Application for a special use to establish a massage establishment.

Motion to approve made by Acting Chairman. Second by Toia.

Motion carried 4-0; yeas - Acting Chairman, Esposito,

MacDonald, and Toia.

378-22-S ZONING DISTRICT: B3-2 WARD: 47

APPLICANT: Enjoy Spa, LLC **OWNER:** Jing Huang

PREMISES AFFECETED: 1720 W. Belmont Avenue

SUBJECT: Application for a special use to establish a massage establishment.

Motion to approve made by Acting Chairman. Second by Toia.

Motion carried 4-0; yeas – Acting Chairman, Esposito,

MacDonald, and Toia.

379-22-S ZONING DISTRICT: B3-2 WARD: 16

APPLICANT: 6617 South Ashland, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 6617 S. Ashland Avenue

SUBJECT: Application for a special use to establish residential use below the

second floor within an existing two-story building containing six dwelling units on the second story and offices on the first story to

convert to ten dwelling units.

Continued to December 16, 2022

380-22-Z ZONING DISTRICT: RT-4 WARD: 43

APPLICANT: Mike and Rebecca Simanek

OWNER: Same as applicant **PREMISES AFFECTED:** 2683 N. Burling Street

SUBJECT: Application for a variation to reduce the rear setback from the

required 29.56' to 22.11' for a proposed new open steel access bridge connecting the existing three-story single-family residence

to the existing two-car garage with roof deck.

Motion to approve made by Acting Chairman. Second by Toia.

Motion carried 4-0; yeas – Acting Chairman, Esposito,

MacDonald, and Toia.

381-22-Z ZONING DISTRICT: RT-4 WARD: 43

APPLICANT: Mike and Rebecca Simanek

OWNER: Same as applicant **PREMISES AFFECTED:** 2683 N. Burling Street

SUBJECT: Application for a variation toto locate the required 171.6 square

feet of rear yard open space to the existing garage roof deck for a proposed steel access bridge to connect the three-story, single-family residence to the existing detached garage with roof deck.

Motion to approve made by Acting Chairman. Second by Toia.

Motion carried 4-0; yeas – Acting Chairman, Esposito,

MacDonald, and Toia.

382-22-S ZONING DISTRICT: B3-2 WARD: 32

APPLICANT: Dickens 1950, LLC

OWNER: (1948) Lenette Nakauchi as Trustee of Lenette Nakauchi Trust

dated October 1, 2007 (1950) Diana and Carlos Soto

PREMISES AFFECTED: 1948-50 W. Dickens Avenue

SUBJECT: Application for a special use to establish residential use below the

second floor for a proposed four-story, five dwelling unit building. Motion to approve made by Acting Chairman. Second by Toia.

Motion carried 4-0; yeas – Acting Chairman, Esposito,

MacDonald, and Toia.

383-22-Z ZONING DISTRICT: B2-3 WARD: 29

APPLICANT: Five Thirty One Partners, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 1605-07 N. Normandy Avenue / 6650-52 W. North Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 30' to 17' for a proposed four-story, thirty dwelling unit

building with a forty-five-car garage at ground floor.

Motion to approve made by Acting Chairman. Second by Toia.

Motion carried 4-0; yeas – Acting Chairman, Esposito,

MacDonald, and Toia.

384-22-Z ZONING DISTRICT: B2-3 WARD: 29

APPLICANT: Five Thirty One Partners, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 1605*-07 N. Normandy Avenue / 6650-52 W. North Avenue

SUBJECT: Application for a variation to reduce the off-street loading space

from the required one to zero for a proposed four-story, thirty dwelling unit building with forty-five car garage at ground floor.

Motion to approve made by Acting Chairman. Second by Toia.

Motion carried 4-0; yeas – Acting Chairman, Esposito,

MacDonald, and Toia.

*Amended at hearing

385-22-Z ZONING DISTRICT: B2-3 WARD: 29

APPLICANT: Five Thirty One Partners, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 1604-06 N. Natoma Avenue / 6638-40 W. North Avenue

SUBJECT: Application for a variation to reduce the rear yard setback from the

required 30' to 17' for a proposed four-story, twenty-nine dwelling

unit building with a forty-five-car garage at ground floor.

Motion to approve made by Acting Chairman. Second by Toia.

Motion carried 4-0; yeas – Acting Chairman, Esposito,

MacDonald, and Toia.

386-22-Z ZONING DISTRICT: B2-3 WARD: 29

APPLICANT: Five Thirty One Partners, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 1604-06 N. Natoma Avenue / 6638-40 W. North Avenue

SUBJECT: Application for a variation to reduce the off-street loading space

from the required one to zero for a proposed four-story, twentynine dwelling unit building with a forty-five-car garage at ground

floor.

Motion to approve made by Acting Chairman. Second by Toia.

Motion carried 4-0; yeas – Acting Chairman, Esposito,

MacDonald, and Toia.

At 8:10 PM, Acting Chairman made a motion to recess until 8:10 PM. Second by Toia. Motion carried 4-0: yeas – Acting Chairman, Esposito, MacDonald, and Toia. The Board then stood in recess until 8:10 PM.

At 8:10 PM, Acting Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 4-0: yeas – Acting Chairman, Esposito, MacDonald, and Toia. The Board then reconvened at 8:10 PM.

387-22-Z ZONING DISTRICT: RS-2 WARD: 23

APPLICANT: Maricela Tinoco and Ivan Calderon

OWNER: Same as applicant **PREMISES AFFECTED:** 5150 S. Avers Avenue

SUBJECT: Application for a variation to reduce the front setback from the

required 25.11' to 23.42', north side setback from 6' to 2.49' (south to be 33.59') for a proposed rear two-story addition, second story addition and a new front porch on an existing one-story, single-

family residence.

Motion carried 4-0; yeas – Acting Chairman, Esposito,

MacDonald, and Toia.

388-22-S ZONING DISTRICT: C1-2 WARD: 4

APPLICANT: J & A Development Group, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 4021 S. Langley Avenue

SUBJECT: Application for a special use to establish a residential use below

the second floor for a proposed single-family residence with an

attached two-car garage.

Motion to approve made by Acting Chairman. Second by Toia.

Motion carried 4-0; yeas – Acting Chairman, Esposito,

MacDonald, and Toia.

389-22-Z ZONING DISTRICT: C1-2 WARD: 4

APPLICANT: J & A Development Group, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 4021 S. Langley Avenue

SUBJECT: Application for a variation to reduce rear setback from the required

30' to 9.83' for a proposed single-family residence with an attached

two-car garage.

Motion to approve made by Acting Chairman. Second by Toia.

Motion carried 4-0; yeas – Acting Chairman, Esposito,

MacDonald, and Toia.

390-22-S ZONING DISTRICT: C1-2 WARD: 32

APPLICANT: 2327 Fullerton, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 2329 W. Fullerton Avenue

SUBJECT: Application for a special use to establish a residential use below

the second floor for a proposed three-story*, four* dwelling unit

building.

Motion to approve made by Acting Chairman. Second by Toia.

Motion carried 4-0; yeas – Acting Chairman, Esposito,

MacDonald, and Toia.

391-22-Z ZONING DISTRICT: C1-2 WARD: 32

APPLICANT: 2327 Fullerton, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 2329 W. Fullerton Avenue

SUBJECT: Application for a variation to reduce the minimum lot area from

the required 5,000 square feet to 4,800 square feet for a proposed

three-story*, four* dwelling unit building.

Withdrawn

*Amended at hearing

392-22-S ZONING DISTRICT: B1-1 WARD: 23

APPLICANT: Salvador Jacobo **OWNER:** Same as applicant

PREMISES AFFECTED: 4241 W. 63rd Street

SUBJECT: Application for a special use to establish a nail salon.

Motion to approve made by Acting Chairman. Second by Toia.

Motion carried 4-0; yeas – Acting Chairman, Esposito,

MacDonald, and Toia.

393-22-Z ZONING DISTRICT: RS-3 WARD: 30

APPLICANT: Matthew Fisher **OWNER:** Same as applicant

PREMISES AFFECTED: 3941 W. Wellington Avenue

SUBJECT: Application for a variation to increase the density, not to exceed

more than one unit above the original construction to convert an existing two-story, four dwelling unit building to a five dwelling

unit building.

Motion to approve made by Acting Chairman. Second by Toia.

Motion carried 4-0; yeas – Acting Chairman, Esposito,

MacDonald, and Toia.

394-22-Z ZONING DISTRICT: RS-3 WARD: 30

APPLICANT: Matthew Fisher **OWNER:** Same as applicant

PREMISES AFFECTED: 3941 W. Wellington Avenue

SUBJECT: Application for a variation to reduce the rear yard open space from

the required 1,125 square feet to zero to convert the existing twostory, four dwelling unit building to a five dwelling unit building. **Motion to approve made by Acting Chairman. Second by Toia.**

Motion carried 4-0; yeas – Acting Chairman, Esposito,

MacDonald, and Toia.

395-22-Z ZONING DISTRICT: RS-3 WARD: 11

APPLICANT: William Tong
OWNER: Same as applicant
PREMISES AFFECTED: 3069 S. Lyman Street

SUBJECT: Application for a variation to reduce the front setback from the

required 14.42' to 4.53' for a proposed two-story, single-family

residence with a detached two car garage.

Motion to approve made by Acting Chairman. Second by Toia.

Motion carried 4-0; yeas – Acting Chairman, Esposito,

MacDonald, and Toia.

396-22-Z ZONING DISTRICT: RS-3 WARD: 11

APPLICANT: William Tong
OWNER: Same as applicant
PREMISES AFFECTED: 3073 S. Lyman Street

SUBJECT: Application for a variation to reduce the front setback from the

required 10.26' to 4.58', east side yard setback from 5.84' to 3.5', rear setback from 19.64' to 66' for a proposed two-story, single-family residence with attached garage and rear deck 4' above

ground.

Motion carried 4-0; yeas – Acting Chairman, Esposito,

MacDonald, and Toia.

397-22-Z ZONING DISTRICT: RS-3 WARD: 11

APPLICANT: William Tong
OWNER: Same as applicant
PREMISES AFFECTED: 3073 S. Lyman Street

SUBJECT: Application for a variation to reduce the rear yard open space from

the required 225 square feet to zero for a proposed two-story, single-family residence with attached garage and rear deck 4'

above ground.

Motion to approve made by Acting Chairman. Second by Toia.

Motion carried 4-0; yeas – Acting Chairman, Esposito,

MacDonald, and Toia.

398-22-Z ZONING DISTRICT: RM-4.5 WARD: 47

APPLICANT: N. Paulina Properties, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 4907-15 N. Paulina Street

SUBJECT: Application for a variation to reduce the required rear yard open

space from the required 1,614 square feet to zero for a proposed

four-story, thirty-two dwelling unit building.

Motion to approve made by Acting Chairman. Second by Toia.

Motion carried 4-0; yeas – Acting Chairman, Esposito,

MacDonald, and Toia.

399-22-Z ZONING DISTRICT: RM-4.5 WARD: 47

APPLICANT: N. Paulina Street Properties, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 4907-15 N. Paulina Street

SUBJECT: Application for a variation to reduce the number of required

parking spaces from the required thirty-two to twenty-seven for a

proposed four-story, thirty-two dwelling unit building.

Motion to approve made by Acting Chairman. Second by Toia.

Motion carried 4-0; yeas – Acting Chairman, Esposito,

MacDonald, and Toia.

400-22-Z ZONING DISTRICT: RM-4.5 WARD: 47

APPLICANT: N. Paulina Street Properties, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 4907-15 N. Paulina Street

SUBJECT: Application for a variation to eliminate the one required loading

space for a proposed four-story, thirty-two dwelling unit building. **Motion to approve made by Acting Chairman. Second by Toia.**

Motion carried 4-0; yeas – Acting Chairman, Esposito,

MacDonald, and Toia.

401-22-S ZONING DISTRICT: DX-5 WARD: 42

APPLICANT: Estilo Salon, LLC dba Estilo Microblading Salon

OWNER: Franklin Transfer, LLC

PREMISES AFFECTED: 750 N. Franklin Street, 2nd Floor

SUBJECT: Application for a special use to establish a body art service.

Motion to approve made by Acting Chairman. Second by Toia.

Motion carried 4-0; yeas – Acting Chairman, Esposito,

MacDonald, and Toia.

402-22-S ZONING DISTRICT: C1-3 WARD: 1

APPLICANT: Green & Foster, LLC **OWNER:** 1212 Ashland, LLC

PREMISES AFFECTED: 1228-30 N. Milwaukee Avenue / 1210-14 N. Ashland Avenue

SUBJECT: Application for a special use to establish an adult use cannabis

dispensary.

Motion to approve made by Acting Chairman. Second by Toia. Motion carried 3-1; yeas – Acting Chairman, Esposito, and

MacDonald; nays - Toia.

403-22-S ZONING DISTRICT: C1-1 WARD: 33

APPLICANT: Green Star

OWNER: CSD Addison EK, LLC **PREMISES AFFECTED:** 3545 N. Kedzie Avenue

SUBJECT: Application for a special use to establish an adult use cannabis

dispensary.

Motion to approve made by Acting Chairman. Second by Toia.

Motion carried 4-0; yeas – Acting Chairman, Esposito,

MacDonald, and Toia.

CONTINUANCES

285-22-S ZONING DISTRICT: B1-1 WARD: 47

APPLICANT: Grace Chicago Church c/o Bob Reid (Pastor)

OWNER: 9557, LLC

PREMISES AFFECTED: 3614-16 N. Lincoln Avenue

SUBJECT: Application for a social use to establish a 100-seat religious

assembly in an existing one-story building.

Motion to approve made by Acting Chairman. Second by Toia.

Motion carried 4-0; yeas – Acting Chairman, Esposito,

MacDonald, and Toia.

293-22-Z ZONING DISTRICT: B3-1 WARD: 9

APPLICANT: Andre Nalls
OWNER: Same as applicant
PREMISES AFFECTED: 613-15 E. 103rd Street

SUBJECT: Application for a variation to establish a public place of

amusement license to provide event space, live entertainment, music, and DJ which is located within 125' of a residential zoning

district.

Continued to November 18, 2022

294-22-S ZONING DISTRICT: DX-7 WARD: 42

APPLICANT: PTS Corp.

OWNER: 605 N. Clark Street **PREMISES AFFECTED:** 605 N. Clark Street

SUBJECT: Application for a special use to establish an adult use cannabis

dispensary.

Continued to November 18, 2022

295-22-S ZONING DISTRICT: B1-1 WARD: 29

APPLICANT: Jares Blade Masters 1, LLC

OWNER: Jake Rule Jr.

PREMISES AFFECTED: 6144 W. North Avenue

SUBJECT: Application for a special use to establish a barber shop.

Withdrawn

Motion to move into closed session pursuant to Sections 2(c)(4) and 2(c)(21) of the Open Meetings Act for the purpose of: (1) considering the evidence and testimony presented in open session; and (2) conducting Board's mandatory six-month review of closed session minutes made by the Acting Chairman. Second by Toia. Motion carried 4-0; yeas – Acting Chairman, Esposito, MacDonald, and Toia. Meeting went into closed session at 10:06 PM.

Motion to return to open session made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Acting Chairman, Esposito, MacDonald, and Toia. Meeting returned to open session at 10:51 PM.

Motion to approve all continuance requests to the dates previously stated made by the Acting Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, MacDonald, and Toia.

Motion to approve all withdrawal requests. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, MacDonald, and Toia.

Chairman reported that in closed session, the Board had determined that the Board's written closed session minutes did not require confidentiality and after their approval at the Board's next meeting, they would be available for public inspection. However, the Board had determined that the need for confidentiality still existed for all verbatim recordings of closed session.

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 32-22-S, 221-22-Z, 222-22-Z, and 223-22-Z made by the Chairman. Second by Toia. Motion carried 4-0; yeas — Chairman, Esposito, MacDonald, and Toia.

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of September 16, 2022 made by the Chairman. Second by Toia. Motion carried 4-0: yeas – Chairman, Esposito, MacDonald, and Toia.

The Chairman moved to adjourn at 11:07 PM. Second by Toia. Motion carried 4-0; yeas-Chairman, Esposito, MacDonald, and Toia.

Adjournment.